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APPENDIX 6 – URBAN VILLAGE PLANNING GUIDELINES

Guidelines for the Preparation of Urban Village Plans Consistent with the Requirements of the General Plan

The development of Urban Villages to accommodate future job and housing growth is a key component of the *Envision San José 2040* General Plan. The General Plan Land Use/Transportation Diagram and policies establish a framework for this development.

Specific requirements for the preparation of Urban Village Plans are set forth in the policies of Chapter 7 – Implementation, Goal IP-5. The following Appendix provides further guidance on how to best meet these requirements.

Job and Housing Growth Capacity

The Urban Village Plan is required to support the full amounts of planned job and housing growth capacity. A variety of elements should be included within the Urban Village Plan to meet this requirement.

To provide adequate job growth capacity, the Urban Village Plan should support a total amount of employment development (e.g., retail, office, industrial, other commercial, etc. square footage) equal to 300 square feet for each planned new job plus the total amount of existing square footage already developed within the Urban Village area for employment uses. The total amount of job growth capacity for the Urban Village Plan is thus calculated by surveying existing square footage and then adding 300 square feet for each planned job (refer to the table in Appendix 5). The Urban Village Plan will then identify adequate areas to support this amount of square footage for employment use (identified as the Urban Village Plan employment “Objective”) per the methodology described below.

To provide adequate housing growth capacity, the Urban Village Plan should support residential growth capacity at least equivalent to the existing number of residential units within the Urban Village area plus the planned number of residential units (refer to the table in Appendix 5) taking into consideration restrictions on building heights and footprints and requirements for employment areas which will constrain the area available for residential development. The area needed to accommodate this capacity is calculated using 1,000 square feet per unit. The Urban Village Plan will then identify adequate areas to support this amount of square footage for residential use (identified as the Urban Village Plan residential “Objective”) per the methodology described below.

A key element of the Urban Village Plan will be a land use diagram that establishes parameters for future development by identifying:

1. Properties within the Urban Village Area Boundary which will not be available for redevelopment (e.g., existing or new parklands, public facilities or cultural facilities to be in place through the timeframe of the Urban Village Plan).
2. Sub-areas not suitable for mixed-use development (e.g., areas that should be reserved only for employment uses or only for residential uses) and projected development yields for those sub-areas.
3. Sub-areas which are suitable for mixed-use development. Mixed-Use areas should identify a minimum amount of square footage for employment uses to be achieved within the sub-area. This minimum may be achieved by requiring a minimum Floor Area Ratio (FAR) for employment uses to be met by any mixed-use project developed within the Urban Village. This FAR may be distributed in any fashion (e.g., vertical mixed-use or horizontal mixed-use) provided that the total amount of development in the project meets the requirement.
4. An "Objective" amount of job or housing growth for each sub-area that corresponds to the typical square footage or dwelling unit yields for sites with corresponding character (e.g., projected yield taking into consideration height limits, required setbacks, parking needs, and economic feasibility) or to the amount that would be produced by meeting minimum FAR requirements included within the Urban Village Plan.

Example

An Urban Village Plan is prepared for an Urban Village area planned to support 500 new jobs and 400 new dwelling units. A survey of the Urban Village Plan area identifies 50,000 square feet of existing employment uses (equivalent to 165 jobs) and 60 existing dwelling units. The Urban Village Plan must therefore support a total of 200,000 square feet of employment uses (50,000 plus 300 square feet for each new job) and 460 dwelling units (equivalent to 460,000 square feet). An Urban Village Plan is prepared that includes a land use diagram which designates five sub-areas as follows:

- a) Area 1 – Developed with public library, not planned for redevelopment.
- b) Area 2 – Four acre area reserved for residential development with a maximum height of 35 feet, anticipated to yield 60 dwelling units.
- c) Area 3 – Three acre area reserved for employment uses, anticipated to be developed with 90,000 square feet (projected FAR of 0.7) supporting 300 jobs.
- d) Area 4 – Five acre area planned for mixed-use development with a maximum height of 60 feet and a minimum employment FAR requirement of 0.25, anticipated to be developed with 50,000 square feet of employment uses (supporting 180 jobs) and 100 dwelling units.
- e) Area 5 – Six acre area planned for mixed-use development with a maximum height of 130 feet and a minimum employment FAR requirement of 0.35, anticipated to be developed with 60,000 square feet of employment uses, 300 dwelling units and provide 1.5 acres for expansion of existing park site.

Urban Village Boundaries and Land Uses

As part of the preparation of the Urban Village Plan, the specific Urban Village Plan Area Boundary and the Land Use/Transportation Diagram designations within that boundary should be evaluated. Possible modifications to the boundary and designations may then be made as part of the next annual General Plan amendment hearing process. If sub-areas have been identified for exclusive uses within the Urban Village Plan area, it is appropriate to change the designation for such sites on the Land Use Transportation Diagram to align with the planned land uses and densities.

Building Heights and Densities

While the Urban Village designation supports high density development anticipated to result in development of up to 10 stories in height, lower densities or height limits may be necessary in some locations to achieve urban design and neighborhood compatibility goals. The Urban Village Plan may identify height limits and/or minimum or maximum residential densities for sub-areas within the Urban Village Plan Area Boundary. If the Urban Village Plan includes limitations on building heights and/or densities, these limitations can not be inconsistent with achievement of the overall planned amounts of job and housing growth capacity. Because the General Plan, Zoning Ordinance and City's design guidelines also establish policies that potentially limit building heights and densities, further restrictions should only be provided within the Urban Village Plan as necessary to address specific urban design or neighborhood compatibility concerns or to provide greater definition of the future form of the Urban Village consistent with the overall amount of planned growth.

Circulation and Parking

The preparation of an Urban Village Plan should include the development of conceptual circulation and public right of way streetscape improvements that will create complete streets for all modes of transportation. In particular, the Plan should identify improvements that will make the Urban Village more accessible by bicycle and by walking. Urban Village Plans may also develop a parking strategy that identifies creative ways to provide parking that ensures that parking does not detract from the achieving the objectives for a given Village Plan. The parking strategy could recommend ways to reduce the amount of parking than would otherwise be provided in more auto oriented locations. A parking strategy may or may not be appropriate or needed for all Village Plans and therefore is not required.

Infrastructure

As part of the preparation of the Urban Village Plan, staff will identify the amount of demand for new parklands generated by the planned amount of residential growth and evaluate opportunities, if any, for the expansion of existing park sites within or near to the Urban Village Area. If the number of units will generate sufficient demand to warrant development of a new or expanded park, then the Urban Village Plan should identify potential park sites and/or contain strategies for the development of a new or expansion of an existing park site within or adjacent to the Urban Village through implementation of the City's Parkland Dedication Ordinance. In some instances it may be possible to identify a specific or preferred park site on the Urban Village Plan.

New streets or publicly accessible pedestrian paseos or pathways will be needed for Urban Village areas that contain particularly large parcels and/or existing street patterns that do not promote pedestrian and transit activity. In general, within Urban Village areas, blocks that include residential development should have an average perimeter length of 1,600 feet or less, as bounded by public streets or private streets designed to meet public street standards. In some instances a publicly accessible paseo or pathway may be used to define block size and provide for pedestrian access in lieu of a street, provided that the paseo is designed to insure comfortable, public access through the site area.

The Urban Village Plan may contain background information and/or policies related to underground infrastructure (e.g., storm and sewer systems) if needed to address unique situations within an Urban Village area. For example, the Urban Village Plan may identify known infrastructure capacity constraints that will need to be addressed in order to implement the full planned growth capacity. In most cases the City's standard development practices will provide an adequate means of addressing infrastructure needs as development takes place.

Urban Character

Urban design policies incorporated into the General Plan and within the City's Design Guidelines, Zoning Ordinance, and other policies provide a policy framework consistent with the development of attractive, pedestrian-friendly, urban character within Urban Village areas. In some cases additional policies that address specific issues unique to a particular Urban Village area may provide additional useful guidance and so may be included within the Urban Village Plan.

Greenhouse Gas Reduction/Sustainability

Consistent with State law, land uses are designated on the *Envision San José 2040* General Plan Land Use/Transportation Diagram with the intent of reducing the city's contribution to greenhouse gases by reducing the need for automobile travel. The Urban Villages are a key component of this land use plan and their implementation will help the City to achieve its Greenhouse Gas Reduction and Sustainability goals. To meet this objective, the components of the Urban Village Plan should support the development of a high-density, mixed-use environment well designed to foster pedestrian activity and use of available transit facilities.

Financing

This is an optional element of the Urban Village Plan. In some instances preparation of an Urban Village Plan may be used to provide policy guidance and/or strategies for the provision of financing of construction and/or maintenance of public infrastructure, facilities or amenities. Because other City policies and ordinances can also direct the implementation of the Plan, development of additional policies or strategies should not unduly delay the completion of the Urban Village planning process.

Implementation

The Implementation section should identify a zoning strategy to implement the Village Plan. This strategy should identify where existing zoning districts should be applied to private property within a Village, and could identify the need for modifications to existing zoning districts or modifications to other zoning provisions to implement the Village Plan. The intent is that property rezonings and/or code revisions would occur following the completion and approval of a Village Plan. Where funding is available, these code changes and property rezonings could be proactively initiated by the City. If funding is not available, then the rezoning of individual properties would occur, consistent with the Village Plan and zoning strategy, as individual development projects are proposed.

The implementation section of the Plan may also include policies or additional strategies to guide implementation. Because other City policies and ordinances can also direct the implementation of the Plan, the Implementation section should only develop or recommend new policies or ordinances when the existing policy or ordinance framework does not adequately facilitate the implementation of the given Village Plan.